Colorado Community Media 750 W. Hampden Ave. Suite 225 Englewood, CO 80110

Carbon Valley Park & Rec District\*\*
701 5th Street
Frederick CO 80530

## AFFIDAVIT OF PUBLICATION

State of Colorado County of Weld

ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 3/28/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

For the Fort Lupton Press

Loba (Slyp

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 3/28/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

Jean Schaffer Notary Public

My commission ends January 16, 2028

JEAN SCHAFFER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134029363
MY COMMISSION EXPIRES JAN 16, 2028

Public Hydren

## Notice of Public Hearing on Petition for Inclusion

Frederice, Colorado - PLEAGE TAND NOTICE that at 800 PM on April 77, 2004 the Shareh of Describin of the CARRICK VALLEY PARKES AND NECOSIA STATE OF TANKES AND THE COLOR TO NECOSIA STATE OF TANKES AND TANKES AND NECOSIA STATE OF TANKES AND TANKES AND SHIPS OF LOWES ALL OF the relaction and the Cathon Valley Parks and Relations Directly Described to the Saltering Weigl description.

CORTION OF LOT B. RECORDER
LEFFIND NO. 127-22. RE-100.
LEFFIND NO. 127-25. RE-100.
LEF

BEGINNING AT THE CENTER QUART

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 SOUTH 88\*45'03" WEST, A DISTANCE OF 2,534.16 FEET TO THE WEST QUARTER CORNER OF SAID SECTION:

NORTHWEST QUARTER NORTH 00'13'07'WEST, A DISTANCE OF 518.80 FEET TO THE
SOUTHWEST CORNER OF LOT A,
RECORDED EXEMPTION NO: 1207-25-2
RE-4103:

ALONG THE SOUTH, EAST AND NORTH LINES OF SAID LOT A THE FOLLOWING I COURSES:

1) MOUTH TO SO DEST, A DISTANCE OF THEMSE SOUTH 2) NORTH 23"22"49" EAST, A DISTANCE OF THEMSE SOUTH 23"24,3" FEET; 3) SOUTH 89"3" S3" WEST, A DISTANCE OF 280. 3) SOUTH 89"3" S3" WEST, A DISTANCE OF 280. 50.08 FEET TO SAID WEST LINE OF SAID THEMSE MORTH

THENCE ALONG SAID WEST LINE NORTH 00"13"07" WEST, A DISTANCE OF 1,207.0

THENCE DEPARTING SAID WEST LINE, SOUTH 80°20°12° EAST, A DISTANCE OF 241.54 FEET TO THE BEGENNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF TOO.00 FEET,

THROUGH A CENTRAL ANGLE OF OF04'31", AN ARC LENGTH OF 49.86 FEET; THENCE TANGENT TO SAID CURVE NORTH 88"75"34" EAST, A DISTANCE OF 11191

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21"18"17", AN ARC LENGTH OF 245.48

THENCE TANGENT TO SAID CURVE, SOUTH 71-36'09" EAST. A DISTANCE OF 91 01 FEE TO THE BEGINNING OF TANGENT CURVI CONGAVE NORTHERLY HAVING A RADIUS 0F 500,00 FEET:

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20"35"7", AN ARC LENGTH OF 180.20

THENCE TANGETH TO SAID CURVE, NORTH

THENCE NORTH 01"43"25" WEST, A

THENCE MORTH Nº 16'15" EAST, A DISTANCE OF 24.27 FEET TO THE SOUTHWEST CORNER OF SAID LOT A:

THENCE ALONG THE WEST LINE OF SAID LOT A MORTH STITITT WEST, A DITANCE OF 411-30 FEET TO THE MORTHWEST CONNEN SAID TO LOT A:

THENCE ALONG THE NORTH LINE OF SAID LOT A AND THE NORTH LINE OF SAID LOT BE RECORDED EXEMPTION NO. 1207-25-2 RC-4103. NORTH 50-66-47 EAST, A DISTANCE OF LOTIZE FEET TO THE

THENCE ALONG THE EAST LINE OF SAID OF 8, SOUTH 60°24'22" EAST, A DISTANCE OF 1,265'42 FEET TO THE MORTHWEST COMMER OF SAID LOT 8, RECORDED

THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF SAID LOT B. RECORDER EXEMPTION 1207-25-1-RE1445 THE

1) MORTH 88\*47\*21" EAST, A DISTANCE OF 2.634 69 FEET: 2) SOUTH 80\*19\*19" EAST, A DISTANCE OF 694.51 FEET: 3) MORTH 88\*77\*17" WEST, A DISTANCE OF 468.72 FEET:

92.57 FEET:
3) SOUTH 89"33"38" WEST, A DISTANCE OF 94.85 FEET TO THE EAST LINE OF SAID EXHIBIT 2. ORDER FOR INCLUSION PARCEL:

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID PARCEL THE FOLLOWING J COURSES:

19.86 FEET; 1) NORTH 90"00"00" WEST, A DISTANCE OF 100.00 FEET; 1) HORTH 00"00"0" EAST, A DISTANCE OF 18 15 FEET TO THE SOUTH LINE OF LOT B.

THENCE ALONG SAID SOUTH LINE, SOUTH PST335F WEST, A DISTANCE OF 4TA.6: FEET TO THE EAST LINE OF A PARCEL OI LAND DESCRIBED IN EXHIBIT 3 U CORRECTED INCLUSION ORDER RECORDED AT RECEPTION NUMBER 435535 IN SAID RECORDS;

THENCE ALONG THE EASTER NORTHEASTERLY, MORTHER WESTERLY, SOUTHWESTERLY A SOUTHERLY LINES OF SAID LA DESCRIBED PARCEL THE FOLLOWING

IORTH 25"13 09" WEST, A DISTANCE OF 00 FEET; IDDI'N 07"00"00" WEST, A DISTANCE OF

NORTH 90'00'00" WEST, A DISTANCE OF .61 FEET; NORTH 00'00'00" EAST, A DISTANCE OF .13 FEET; NORTH 90'00'00" WEST, A DISTANCE OF

QUOFEE!:
SOUTH OF DO OF EAST, A DISTANCE DI
2.13 FEET:
NORTH OF OF OF EAST, A DISTANCE DI
61 FEET:
SOUTH 25+1700 EAST, A DISTANCE DI
0.00 FEET:

NORTH BO'00'00" WEST, 4 DISTANCE OF 1.91 FEET: 195 OUTH 00'33'43" EAST, A DISTANCE OF 148 FEET TO THE SOUTH LINE OF SAL 0T B, RECORDED EXEMPTION 107-25-1 RE1849,

THENCE ALONG THE SOUTH AND SOUTHEASTERLY LINES OF SAID LOT B THE FOLLOWING 3 COURSES:

SOUTH 89'33'36" WEST, A DISTANCE OF 84.45 PEET: 19'08" EASY, A DISTANCE OF 36 PEET: 1 SOUTH 85'41'32' WEST, A DISTANCE OF 18'50 WEST, A DISTANCE OF 21 PEET: 10'51 PEET

HENGE ALONG SAID EAST LINE, SOUTH 0°24'71" EAST, A DISTANCE OF 444.36

CONTAINING AN AREA OF 178,366 ACRES

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT S, EXCLUSION ORDER RECORDED AT RECEPTION NUMBER 4134400, BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 25, WHENCE THE SENTER QUARTER CORNER OF SAID SECTION READS AN'45'01" FAST

HENCE HORTH 44"14"41" EAST, A ISTANCE OF 1081 93 FEET TO THE POINT

HENCE NORTH 00° 00'00° EAST, A

HENCE NORTH 90"00"00" EAST, 4 STANCE OF 200.00 FEET;

HENCE SOUTH 00"00"00" EAST, A ISTANCE OF 200.00 FEET;

F BEGINNING.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIVES IN SAID RECORDS IS ST. VRAIN LAKE METROPOLITAN INTERFRET YOU, I, RECORDED AT RECEPTION HUMBER 3487163, BEING MORE

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION ZS, WHENCE THE CENTER QUARTER CORNER OF SAID

THENCE SOUTH 2-YOURS WEST, USSANCE OF BESINNED OF BESI

HENCE TANGENT TO SAID CURVE SOUTH 0'40'32" WEST, A DISTANCE OF 218.33 EET TO THE BEGINNING OF A ON-TANGENT CURVE CONCAVE OUTHERLY HAVING A RADIUS OF 418.00 EET. THE RADIUS POINT OF SAID CURVE

THENCE WESTERLY ALONG EAD CURVE THROUGH A CENTRAL ANGLE OF 18"26"28", AN ARC LENGTH OF 207 49 FEET.

HENCE MONTANGENT TO SAID CURVE, HORTH METALES CAST, A DISTANCE OF SIS FEET TO THE REGINNING OF A DON-TANGENT CURVE CONCAVE CONTRALISERS, MANING A RADIUS DE DO FEET, THE HADHE FORM OF SAID MANING SECON MORTHWAY AND SECON.

MENCE MURITHEASTERLY ALONG SAID UNIVE THROUGH A CENTRAL ANGLE OF STOM SET AN ARC LENGTH OF 511 25 EET;

HENCE MONTANGENT TO SAID CURVE, OUTH SETH SET EAST, A DISTANCE OF 23 22 FEET TO THE POINT OF BEGINNING XCEPTION PARCEL CONTAINING AN MEA OF 2514 ACRES, 192341 SQUARE FEET, MORE OR LESS.

NE ABOVE DESCRIBED PARCEL ONTAINS A NET AREA OF 175 094 ACRES. 427,100 5Q FT), MORE OR LESS.

Copies of the Petition and the legal description of the property is subject to the exponential problem may be attenued than Bryan Handaler, 151 Grant Avenue Comment Calmania, 151 Grant Avenue

re public heaping will be head at the Carbonphys Parks and Petersland Polarist Common phys Parks and Petersland Polarist Common peter southed at 131 Drand Aument Finethern. D. 19020, Annil 17, 2024 at 1 to 20 accounts plan to the public treating attack the healest. In: Egypt - treating attack the resinant the Egypt - treating throat the resinant Devices, (200) 833-3000 Ext. 164.

All intermedial proposas, manniquides or coprates that they are also to principle service to the real property, chall appear at the unide bearing and store coulder in adjustment the unide bearing and store coulder in adjustment that property and the property of the property as from recording and under objectively that as from recording and under objectively the as from recording and their objective that a from recording and their objective that a from recording and their objective that a from recording and their objective that have been as a subsequent meeting. The failure of their persons when the Carbonic Valley fields on the persons when the Carbonic Valley of the adjustment of the performance that the time is an anison on the or the performance and to be performed as an asset on the time performance.

Dean Rummil Exercitive Director Carbon Valley Marks and Recreation District

For more information or to view Petitions to inclusion please compact Bryan Hosteller a bhosteller@cvprd.com.

gal Notice Nn: FLP1028 nt Publication: March 28, 2024 st Publication: March 28, 2024 bbsher: Fort Lupion Press

1) NORTH 00°00°00" EAST, A DISTANCE OF 22.37 FEET;

## **Public Notice**

Notice of Public Hearing on Petition for Inclusion Of Real Property into Recreation District

Frederick, Colorado - PLEASE TAKE NOTICE that at 6:30 PM on April 17, 2024 the Board of Directors of the CARBON VALLEY PARKS AND RECREATION DISTRICT will hold a public hearing to consider a Petition of Inclusion by BAREFOOT LAKES LLC to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

LEGAL DESCRIPTION - THAT CERTAIN PORTION OF LOT B, RECORDED EXEMPTION NO: 1207-25-2 RE-4103, PER PLAT RECORDED JULY 15, 2005 AT RECEPTION NO. 3303551, IN THE OFFICIAL RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY COLORADO, LOT A, RECORDED EXEMPTION NO 1207-25-2F-21450, PER PLAT RECORDED OCTOBER 2, 1992 AT RECEPTION NO. 2305632 IN SAID RECORDS, LOT B, RECORDED EXEMPTION 1207-25-1-RE1840, PER PLAT RECORDED MARCH 6, 1996 AT RECEPTION NUMBER 479616 IN SAID RECORDS, AND A PARCEL OF LAND AS DESCRIBED IN EXHIBIT 2, ORDER FOR INCLUSION, RECORDED NUMBER 4354880 IN SAID RECORDS, ALL IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, LYING WITHIN THE NORTH HALF OF SECTION 25, TOWNSHIPS 3 NORTH , RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID TOWN, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 SOUTH 88°45'03" WEST, A DISTANCE OF 2,634.18 FEET TO THE WEST QUARTER CORNER OF SAID SECTION;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°13'07' WEST, A DISTANCE OF 518.80 FEET TO THE SOUTHWEST CORNER OF LOT A, RECORDED EXEMPTION NO: 1207-25-2 RF-4103:

THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH, EAST AND NORTH LINES OF SAID LOT A THE FOLLOWING 3 COURSES:

1) NORTH 88°54'53" EAST, A DISTANCE OF 480.00 FEET; 2) NORTH 23°22'49" EAST, A DISTANCE OF

282.43 FEET; 3) SOUTH 88°54'53" WEST, A DISTANCE OF 593.08 FEET TO SAID WEST LINE OF SAID

593.08 FEET TO SAID WEST LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°13'07" WEST, A DISTANCE OF 1,207.04 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°29'32" EAST, A DISTANCE OF 241.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°04'53", AN ARC LENGTH OF 49.86 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 86°25'34" EAST, A DISTANCE OF 113.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 650.00 FEET:

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°38'17", AN ARC LENGTH OF 245.48

THENCE TANGENT TO SAID CURVE, SOUTH 71°56'09" EAST, A DISTANCE OF 91.01 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET:

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°38'57", AN ARC LENGTH OF 180.20 FEET: THENCE TANGETN TO SAID CURVE, NORTH 87°24'54" EAST, A DISTANCE OF 403.49 FEET:

THENCE NORTH 01°43'25" WEST, DISTANCE OF 305.38 FEET:

THENCE NORTH 88°16'35" EAST, A DISTANCE OF 24.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT A;

THENCE ALONG THE WEST LINE OF SAID LOT A, NORTH 01°10'17" WEST, A DISTANCE OF 411.50 FEET TO THE NORTHWEST CORNER SAID TO LOT A;

THENCE ALONG THE NORTH LINE OF SAID LOT A AND THE NORTH LINE OF SAID LOT B, RECORDED EXEMPTION NO: 1207-25-2 RE-4103, NORTH 88°49'43" EAST, A DISTANCE OF 1,301-26 FEET TO THE NORTHEAST CORNER OF SAID LOT B;

THENCE ALONG THE EAST LINE OF SAID LOT B, SOUTH 00°24'22" EAST, A DISTANCE OF 1,285.42 FEET TO THE NORTHWEST CORNER OF SAID LOT B, RECORDED EXEMPTION 1207-25-1-RE1840;

THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF SAID LOT B, RECORDED EXEMPTION 1207-25-1-RE1840 THE FOLLOWING 5 COURSES:

1) NORTH 88°47'23" EAST, A DISTANCE OF 2,634.69 FEET; 2) SOUTH 00°19'19" EAST, A DISTANCE OF 694 54 FEFT.

3) NORTH 89°27'17" WEST, A DISTANCE OF 468.72 FEET; 4) SOUTH 00°19'17" EAST, A DISTANCE OF

92.57 FEET; 5) SOUTH 89°33'58" WEST, A DISTANCE OF 94.85 FEET TO THE EAST LINE OF SAID EXHIBIT 2, ORDER FOR INCLUSION PARCEL;

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID PARCEL THE FOLLOWING 3 COURSES:

1) SOUTH 00°00'00" EAST, A DISTANCE OF 39.86 FEET:

2) NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET;

3) NORTH 00°00'00" EAST, A DISTANCE OF 38.35 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION 1207-25-1-RE1840;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°33'58" WEST, A DISTANCE OF 476.62 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN EXHIBIT 3 IN CORRECTED INCLUSION ORDER, RECORDED AT RECEPTION NUMBER 4355555 IN SAID RECORDS;

THENCE ALONG THE EASTERLY, NORTHEASTERLY, NORTHERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY LINES OF SAID LAST DESCRIBED PARCEL THE FOLLOWING 10 COURSES.

1) NORTH 00°00'00" EAST, A DISTANCE OF 22.37 FEET;

2) NORTH 25°13'09" WEST, A DISTANCE OF 300.00 FEET; 3) NORTH 90°00'00" WEST, A DISTANCE OF

122.61 FEET; 4) NORTH 00°00'00" EAST, A DISTANCE OF

262.13 FEET; 5) NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET:

6) SOUTH 00°00'00" EAST, A DISTANCE OF 262.13 FEET:

7) NORTH 90°00'00" EAST, A DISTANCE OF 72.61 FEET; 8) SOUTH 25°13'09" EAST, A DISTANCE OF

300.00 FEET; 9) NORTH 90°00'00" WEST, A DISTANCE OF 28.51 FEET:

10)SOUTH 00°33'43" EAST, A DISTANCE OF 24.48 FEET TO THE SOUTH LINE OF SAID LOT B, RECORDED EXEMPTION 1207-25-1-RE1840;

THENCE ALONG THE SOUTH AND SOUTHEASTERLY LINES OF SAID LOT B THE FOLLOWING 5 COURSES:

1) SOUTH 89°33'58" WEST, A DISTANCE OF 465.45 FEET; 2) SOUTH 18°18'06" EAST, A DISTANCE OF

39.49 FEET; 3) SOUTH 45°41'32" WEST, A DISTANCE OF 104.86 FEET:

4) SOUTH 57°41'10" WEST, A DISTANCE OF 71.23 FEET;

71.23 FEEL; 5) NORTH 89°19'55" WEST, A DISTANCE OF 525.62 FEET TO THE EAST LINE OF SAID LOT B, RECORDED EXEMPTION NO: 1207-25-2 RE-4103

THENCE ALONG SAID EAST LINE, SOUTH 00°24'22" EAST, A DISTANCE OF 444.36 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 178.366 ACRES, (7,769,641 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT 5, EXCLUSION ORDER RECORDED AT RECEPTION NUMBER 4354880, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 25, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS 88°45'03" EAST;

THENCE NORTH 44°14'41" EAST, A DISTANCE OF 1081.93 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00'00" EAST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL CONTAINING AN AREA OF 0.918 ACRES (40,000 SQ.FT.), MORE OR LESS

ALSO EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIVES IN SAID RECORDS AS ST. VRAIN LAKE METROPOLITAN DISTRICT NO. 1, RECORDED AT RECEPTION NUMBER 3487163, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°24′22″ EAST:

THENCE SOUTH 24°00'08" WEST, A
DISTANCE OF 6588.84 FEET TO THE POINT
OF BEGINNING, AND THE BEGINNING OF A
NON-TANGENT CURVE CONCAVE
NORTHWESTERLY HAVING A RABIUS OF
854.00 FEET, THE RADIUS POINT OF SAID
CURVE BEARS NORTH 65°50'42" WEST;
THENCE SOUTHWESTERLY ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF
06°40'34", AN ARC LENGTH OF 99.51 FEET;

THENCE TANGENT TO SAID CURVE SOUTH
30°49'52" WEST, A DISTANCE OF 218.55
FEET TO THE BEGINNING OF A
NON-TANGENT CURVE CONCAVE
SOUTHERLY HAVING A RADIUS OF 418.00
FEET, THE RADIUS POINT OF SAID CURVE
BEARS SOUTH 30°32'32" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°26'26", AN ARC LENGTH OF 207.49

THENCE NON-TANGENT TO SAID CURVE, NORTH 08°24'19" EAST, A DISTANCE OF 70.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 160.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°48'03" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 183°04'38", AN ARC LENGTH OF 511.25 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 58'36'32" EAST, A DISTANCE OF 123.79 FEET TO THE POINT OF BEGINNING. EXCEPTION PARCEL CONTAINING AN AREA OF 2.354 ACRES, (102,541 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED PARCEL CONTAINS A NET AREA OF 175.094 ACRES, (7,627,100 SQ. FT), MORE OR LESS.

Copies of the Petition and the legal description of the property is subject to the above-mentioned inclusion may be obtained from Bryan Hostetler, 151 Grant Avenue, Firestone, Colorado, 80520.

The public hearing will be held at the Carbon Valley Parks and Recreation District Community Center located at 151 Grant Avenue, Firestone, CO, 80520, April 17, 2024 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetler, Business and Finance Director, (303) 833-3660 Ext. 104.

All interested persons, municipalities or counties that may be able to provide service to the real property, shall appear at the public hearing and show cause, in writing, why the Board of Directors of the Carbon Valley Parks and Recreation District should/should not adopt a final resolution and order approving the inclusion of the above-identified real property. The Board of Directors may continue the public hearing to a subsequent meeting. The failure of any person within the Carbon Valley Parks and Recreation District to file a written objection shall be taken as an assent on his or her part to the inclusion of the property.

Dean Rummet, Executive Director Carbon Valley Parks and Recreation District

For more information or to view Petitions for Inclusion, please contact Bryan Hostetler at bhostetler@cvprd.com.

Legal Notice No. FLP1026 First Publication: March 28, 2024 Last Publication: March 28, 2024 Publisher: Fort Lupton Press